067.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,139,200 / 1,139,200
					USE VALUE:	1,139,200 / 1,139,200
					ASSESSED:	1,139,200 / 1,139,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		ORLANDO AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOYLE KRISTIN
Owner 2:	PERRY KATHERINE
Owner 3:	
Street 1:	23 ORLANDO AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARNEY JOHN -
Owner 2:	-
Street 1:	98 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,923 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Aluminum Exterior and 1906 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7923.000	678,800		460,400	1,139,200
Total Card	0.182	678,800		460,400	1,139,200
Total Parcel	0.182	678,800		460,400	1,139,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 597.69 | /Parcel: 597.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 42956
GIS Ref
GIS Ref
Insp Date 11/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 067.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	678,800	0	7,923.	460,400	1,139,200	1,139,200	Year End Roll	12/18/2019
2019	101	FV	532,800	0	7,923.	427,500	960,300	960,300	Year End Roll	1/3/2019
2018	101	FV	532,800	0	7,923.	427,500	960,300	960,300	Year End Roll	12/20/2017
2017	101	FV	532,800	0	7,923.	374,900	907,700	907,700	Year End Roll	1/3/2017
2016	101	FV	532,800	0	7,923.	342,000	874,800	874,800	Year End	1/4/2016
2015	101	FV	519,900	0	7,923.	302,500	822,400	822,400	Year End Roll	12/11/2014
2014	101	FV	164,200	0	7,923.	286,100	450,300	450,300	Year End Roll	12/16/2013
2013	101	FV	164,200	0	7,923.	272,300	436,500	436,500		12/13/2012

!5736!

PRINT

Date	Time
12/10/20	20:34:52

LAST REV

Date	Time
08/12/19	13:50:54

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5736

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN,	63846-571		7/1/2014		890,000	No	No		
FORRISTALL WILL	63283-423		2/18/2014	Change>Sale	479,900	No	No		Death certificate of Lucille Forristall bk 63
	11978-614		4/7/1971		30,000	No	No		N

USER DEFINED

Prior Id # 1:	42956
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2019	242	Insulate	2,000	C				
4/24/2014	380	Manual	10,000					
3/11/2014	189	Addition	60,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	Meas/Inspect	BS	Barbara S
6/10/2014	Info Fm Prmt	PC	PHIL C
4/13/2009	Measured	189	PATRIOT
3/30/2001	Inspected	197	PATRIOT
10/30/2000	Hearing N/C	163	PATRIOT
12/20/1999	Mailer Sent		
12/17/1999	Measured	163	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7923		Sq. Ft.	Site		0	70.	0.83	12									460,382						460,400	

Total AC/HA: 0.18189 | Total SF/SM: 7923 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 460,382 | Spl Credit | Total: 460,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1941	Eff Yr Blt:	2014
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20089185
Const Adj.:	0.99989998
Adj $ / SQ:	150.096
Other Features:	116169
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	681476
Depreciation:	2726
Depreciated Total:	678750

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

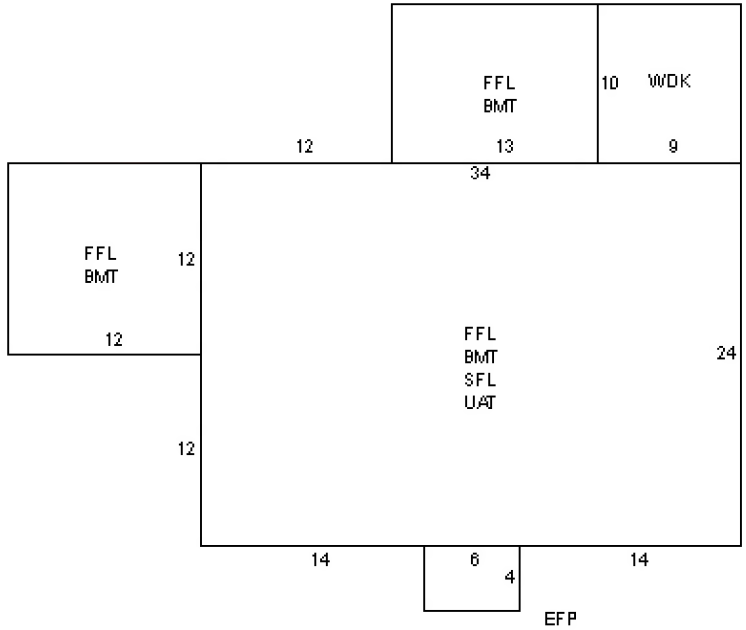
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	219.14
Special Features:	0	Val/Su Net:	204.83
Final Total:	678800	Val/Su SzAd	356.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,090	45.030	49,082
FFL	First Floor	1,090	150.100	163,605
SFL	Second Floor	816	150.100	122,479
UAT	Upper Attic	204	60.040	12,248
WDK	Deck	90	16.000	1,440
EFP	Enclos Porch	24	72.590	1,742
	Net Sketched Area:	3,314	Total:	350,596
Size Ad	1906	Gross Are	3926	FinArea 1906

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	